



24 Clarence Court, Rawcliffe Street,
Blackpool, FY4 1DL

£60,000

****INVESTMENT OPPORTUNITY****

This two bedroom, ground floor flat offers an excellent buy to let investment opportunity, with tenant already in occupation. Generating an annual income of £6,480, giving a yield of over 10%! Conveniently located just off the PROMENADE, and less than 0.2 miles from nearest train station.

- Investment opportunity
- Tenant in occupation
- Yield of over 10%
- Ground floor
- 0.1 mile from the PROMENADE
- Two bedrooms
- Purpose built flat
- GARAGE



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Communal Entrance:

Private Entrance:

Lounge: 16'6" x 12'8" (5.03 m x 3.86 m) Double glazed window.

Kitchen: 9'5" x 9'1" (2.87 m x 2.77 m) Fitted wall and base units with complementary work surfaces, Stainless steel sink and drainer, Plumbed and space for washing machine, Freestanding cooker, Space for fridge-freezer, Double glazed window.

Bedroom 1: 13'1" x 11'2" (3.99 m x 3.40 m) Fitted wardrobes, Double glazed window.

Bedroom 2: 11'0" x 9'8" (3.35 m x 2.95 m) Double glazed window.

Bathrooms: Panelled bath with overhead shower, Wash basin, Low flush WC, Tiled walls, Double glazed window.

Inner Hall: Airing cupboard.



Outside:

Garage: Single garage with an up and over door.

Heating: Electric ceiling heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Remainder of 999 years. The service charge for 2024 is £1,352.52 with those in block A receiving a £208.08 credit towards this. The block insurance for 2024 is £176.72. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)

Directions: Travel SOUTH along Blackpool Promenade. After passing the traffic lights with Waterloo Road, take the next left into Rawcliffe Street. Clarence Court is on your left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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